

2/1/2000minutes

Minutes of a CDA Meeting held by the Town Board of the Town of Riverhead, at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, February 1, 2000, at 7:00 P.M.

Present:

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| Robert Kozakiewicz, | Chairman |
| Philip Cardinale, | Member |
| Christopher Kent, | Member |
| James Lull, | Member |
| Edward Densieski, | Member |

Also Present:

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| Andrea Lohneiss, | Director |
| Barbara Grattan, | Town Clerk |
| Dawn Thomas, Esq., | Town Attorney |

Chairman Kozakiewicz called the meeting to order.

Chairman Kozakiewicz: "At this point if we could call the meeting for the Community Development Agency open at this point."

Resolution #1

Andrea Lohneiss: "Resolution #1 ratifies the members and officers of the CDA for this calendar year. If you would like to clarify under the therefore be it resolved, the members of the CDA are Robert Kozakiewicz, Chairman, and at the end James Lull, Vice-Chairman."

Chairman Kozakiewicz: "And also I think the question posed was whether we should also amend the fourth whereas after Vice-Chairman should indicated in parenthesis Deputy Supervisor. If there's no objection, we can make those amendments. If anyone would like to move those amendments?"

Member Kent: "We can just move the resolution as amended. Ed wants to do that or--"

Member Densieski: "Yes."

Chairman Kozakiewicz: "Okay."

Member Densieski: "Resolution 1 ratifies members and officers of the Riverhead Community Development Agency, as amended. So moved."

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Member Kent: "Seconded."

Andrea Lohneiss: "Moved and seconded."

The Vote: "Densieski, yes; Cardinale, yes; Kent, yes; Lull, yes; Kozakiewicz, yes. The resolution is adopted."

Resolution #2

Andrea Lohneiss: "Authorizes Chairman to execute a contract with Island Water Park. This contract has been on file in its final draft form since November 23rd with the Town Clerk. It's been recommended by the Riverhead Development Corporation for acceptance by the Town Board in its capacity as the CDA."

Member Kent: "With the understanding from having spoken to the Supervisor, he intends to further discuss this contract with the Town Board prior to execution. I would move this resolution. That's all right. This just authorizes you to sign it. It doesn't give you the- "

Member Lull: "Yeah, I agree with you, Chris. I'll second that."

Andrea Lohneiss: "Moved and seconded."

The Vote: "Densieski, yes; Cardinale."

Member Cardinale: "I have a question before I vote. I think we have a tabled resolution to- are we going to move that this evening as well?"

Member Kent: "Yes."

Member Cardinale: "Then I vote yes."

The Vote (Cont'd.): "Kent, yes; Lull, yes; Kozakiewicz, yes. The resolution is adopted."

Andrea Lohneiss: "We need a motion to take tabled Resolution 1999 Resolution 24 off the table."

Member Kent: "So moved."

Member Lull: "Second."

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Andrea Lohneiss: "That resolution- this resolution authorizes or designates Island Water Park LLC as a designated sponsor (inaudible) for the purpose of the sale of approximately 40 acres at the Calverton property site to Island Water Park. Moved and seconded."

The Vote: "Densieski, yes; Cardinale, yes; Kent, yes; Lull, yes; Kozakiewicz, yes. This resolution is adopted."

Chairman Kozakiewicz: "Is there any further business?"

Andrea Lohneiss: "No."

Member Kent: "Well, I do have a question. There was a resolution, 107, in our packet. I believe that we should really be- we should be moving that and voting on that as members of the CDA not as Town Board members because it's authorizing the retention of a law firm on behalf of the Community Development Agency. And I think as members of the CDA, we should entertain that."

Member Densieski: "Well, we didn't do that with the other ones- that we did the whole list- they're all town board."

Member Kent: "Are you talking about the (inaudible) one? Right, it's just a question. I didn't really know whether that was appropriate to take it up as CDA members or not. It's not that big of a deal but I just thought it might be more appropriate as members."

Chairman Kozakiewicz: "At this time, we declare the public- the meeting of the Community Development Agency closed. The time of 8:32 p.m.

Meeting closed: 8:32 p.m.

Barbara Lutton
Town Clerk

Town of Riverhead Community Development Agency

Resolution # 1

Ratifies Members and Officers of the Riverhead Community Development Agency

Member Densieski offered the following resolution,

which was seconded by Member Cardinale :

WHEREAS, pursuant to Article 15-A and 15-B of the General Municipal Law, and pursuant to the Town of Riverhead Municipal Home Rule Request, Assembly Bill #6115 and Senate Bill #3418, and pursuant to Law signed by the governor on July 13, 1982, Title 116 of the General Municipal Law was enacted thereby establishing the "Town of Riverhead Community Development Agency;" and

WHEREAS, Resolution #1 (1982) – Community Development Agency of the Riverhead Community Development Agency adopted, ratified and approved By-Laws stipulating the structure and organization of the Community Development Agency; and

WHEREAS, the By-Laws of the Riverhead Community Development Agency stipulate that the Agency shall consist of five (5) members, including the Supervisor, who shall be its Chairman, and the four Town Board Members, or their respective successors to office; and

WHEREAS, the By-Laws of the Riverhead Community Development Agency further stipulate that the officers of the Agency shall be a Chairman (Supervisor), a Vice-Chairman (Deputy Supervisor) who shall perform the duties of the Chairman in the absence or incapacity of the Chairman, and a Secretary-Treasurer who shall also be the Director; and

WHEREAS, to ensure proper functioning of the Agency, in order to undertake certain Urban Renewal activities, annual clarification of those members and officers currently serving the Riverhead Community Development Agency is appropriate; and

THEREFORE, BE IT RESOLVED, that the current members of the Riverhead Community Development Agency are: Robert Kozakiewicz (Chairman), Philip Cardinale, Edward Densieski, Christopher Kent and James Lull (Vice-Chairman).

AND BE IT FURTHER RESOLVED that the Riverhead Community Development Agency hereby appoints the following officers of the Agency: Robert Kozakiewicz as Chairman, and Andrea Lohneiss as Director, Secretary-Treasurer.

AND BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Town Attorney Dawn Thomas and Community Development Director Andrea Lohneiss.

The Vote:

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|----------------------|------------|
| Member Densieski | <u>YES</u> |
| Member Cardinale | <u>YES</u> |
| Member Kent | <u>YES</u> |
| Member Lull | <u>YES</u> |
| Chairman Kozakiewicz | <u>YES</u> |

MEMBER DENSIESKI OFFERED THE RESOLUTION AS AMENDED, WHICH WAS SECONDED BY MEMBER CARDINALE. ALL MEMBERS IN FAVOR OF ADOPTION AS AMENDED.

The Resolution is ADOPTED.

Adopted

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Town of Riverhead Community Development Agency

Resolution # 2

Authorizes Chairman to Execute Contract with Island Water Park

Member COUNCILMAN KENT offered the following resolution,

which was seconded by Member COUNCILMAN LULL :

WHEREAS, the Town of Riverhead, through the Community Development Agency (CDA), the Riverhead Development Corporation (RDC) and Grubb & Ellis, has marketed the former Naval Weapons Industrial Reserve Plant / Calverton Enterprise Park for several years while developing a Comprehensive Reuse Plan, and Environmental Impact Statement and achieving transfer of title from the U.S. Navy; and

WHEREAS, the RDC, with the representation of New York State and Suffolk County, and CDA, over several years and four Town Boards, have apolitically focused on the achievement of the following goals as set forth in the Comprehensive Reuse Plan:

1. Job creation;
2. Increase in tax base and property tax revenues to the Town of Riverhead, Riverhead Central School District and Suffolk County, and
3. Quality of life preservation; and

WHEREAS, the Town of Riverhead has equally respected the sensitive environmental issues presented by the site and its surroundings in its reuse planning, SEQRA compliance and evaluation of purchase and lease proposals; and

WHEREAS, in balancing the economic development objectives stipulated by the U.S. Congress in Public Law 103-c337 and the goals and priorities identified by the community in the Reuse planning process, the RDC and CDA have determined that the proposal made by Island Water Park will generate a positive, balanced impact to the Town of Riverhead and the region; and

WHEREAS, the acquisition of approximately 42 aces of real property, as depicted on Schedule A, for \$17,000 per acre cash at closing and the subsequent tax payments will provide a benefit to the Town of Riverhead and its residents; and

WHEREAS, the CDA has held a public hearing pursuant to Article 15 of the General Municipal Law prior to sale of real property

THEREFORE, BE IT RESOLVED, that the CDA hereby authorizes the chairman to execute a contract, substantially in the form on file with the Town Clerk dated November 23, 1999 with Island Water Park.

AND BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Charles Cuddy, Esq., Island Water Park and Community Development Agency Director Andrea Lohneiss.

The Vote:

Member Densieski
Member Cardinale
Member Kent
Member Lull
Chairman Kozakiewicz

X
X
X
X
X

PORTION OF THE ROAD ABANDONED AS PER
CERTIFICATE RECORDED IN TOWN HALL ON OCT. 5, 88
AS ANNOTATED FROM RECORD SURVEY

4130' +/-

25'

metal shed
10' x 12'

42.26 Acres

Proposed
Island
Water
Park

2240' +/-

Central Pines Barrons
Core Preservation Area Boundary as
annotated from NYSDEC sketch

Current M.S.R.R. Boundary as
annotated from NYSDEC sketch

Central Pines Barrons
Preservation Area Boundary as
stated from NYSDEC sketch

8/5'